



Dr. Gail Morrison  
Interim Executive Director

January 22, 2007

**TO:** Dr. Layton McCurdy, Chair, and Members, Commission on Higher Education  
**FROM:** Mr. Daniel Ravenel, Chair, Committee on Finance and Facilities  
**SUBJECT:** Interim Capital Projects for Consideration on February 1, 2007

The Committee on Finance and Facilities met on January 4 to review the following items:

- 5.04A** Interim Capital Projects
- A.) College of Charleston
    - a. Grice Marine Laboratory – New Construction -establish project
  - B.) University of South Carolina Columbia
    - a. 1600 Hampton Distributed Data Center Renovations -establish project
    - b. Athletic Master Plan – Phase I Development -establish project
- 5.04 B** Lease
- A.) Medical University of South Carolina
    - a. Rutledge Tower Parking Garage -lease renewal
- 5.04C** List of Staff Approvals for November 2006

If you have any questions about a particular item, or if you need additional information, please contact me or Lynn Metcalf at (803) 737-2265.

**Description of Interim Capital Projects for Consideration**

February 1, 2007

**College of Charleston**

Grice Marine Laboratory – New Construction	\$6,000,000	-establish project
--	-------------	--------------------

Source of Funds:	\$4,000,000	-appropriated State funds*
	1,550,000	-excess debt service
	450,000	-college fees

Proposed Budget:	\$5,034,862	-new construction (16,000 SF)
	535,000	-furniture, fixtures, equipment, & archeological reclamation
	365,028	-professional services fees
	<u>65,110</u>	-contingency
Total:	\$6,000,000	

**Description**

The College requests approval to construct approximately 16,000 square feet of space to support the marine biology and environmental studies programs at the College's Grice Marine Laboratory on James Island. The College utilized a space program report prepared by Stubbs, Muldrow, and Herin in determining the size of the new facility. The cost per square foot is \$315.

The new facility will include a laboratory classroom, a lecture classroom, two meeting rooms, three offices to support the director, the lab manager, and graduate students. The facility will also include 32 beds for students and faculty; a multipurpose room for dining, conferences, and study; a kitchen, and other auxiliary space.

The laboratory has greatly increased its teaching and research activities over the past decade. The facility supports the College's bachelor's and master's Marine Science programs. Doctoral students at MUSC also take courses at Grice. The laboratory is also used for a summer undergraduate research program where students from all over the country study at Grice for a 10-week research experience. The laboratory is also used for several collaborative partnerships.

\*Note: The General Assembly appropriated \$4 million in the FY2006-07 appropriations bill specifically for the project.

**E&G Deferred Maintenance Reduction:**

*N/A – New Construction*

**Annual Operating Costs/Savings:**

*Maintenance, operation, and utilities will require additional operating costs ranging from \$54,553 to \$109,106 in the three years following project completion. The costs will be absorbed into the existing budget.*

**Recommendation**

The Committee on Finance and Facilities recommends approval of this project as proposed.

**University of South Carolina**

1600 Hampton Distributed Data Center Renovation	\$650,000	-establish project
---	-----------	--------------------

Source of Funds:	\$650,000	-institutional funds
------------------	-----------	----------------------

Proposed Budget:	\$600,000	-interior building renovations
	30,000	-professional services fees
	<u>20,000</u>	-contingency

Total:	\$650,000	
--------	-----------	--

**Description**

The University requests approval to renovate approximately 2,000 square feet on the first floor to construct a redundant data center to house critical computing and enterprise equipment. The project will include the installation of raised flooring, electrical and communication cable trays, new temperature/humidity control, new electrical systems (including generator and UPS system), dry fire suppression system, and new interior finishes.

Currently, the University maintains a single data center. The project will provide a failover for critical systems in the event of an outage. This will reduce the risk of downtime and/or loss of data in the event of a local disaster. It will also provide the capability of equipment upgrades and system maintenance without having to schedule downtime.

**E&G Deferred Maintenance Reduction:**

*The project will not materially affect the facility's deferred maintenance as the purpose is to upgrade the space for current use.*

**Annual Operating Costs/Savings:**

*No additional costs are expected as a result of the project.*

**Recommendation**

The Committee on Finance and Facilities recommends approval of this project as proposed.

**University of South Carolina Columbia**

Athletic Master Plan – Phase I Development	\$800,000	-establish project
--	-----------	--------------------

Source of Funds:	\$800,000	-athletic funds
------------------	-----------	-----------------

Proposed Budget:	\$800,000	-professional services fees
------------------	-----------	-----------------------------

**Description**

The University requests approval to begin architectural and engineering (A&E) design to proceed through design development for the athletics' master plan. The 15-year plan proposes redevelopment of the existing 40-acre site referred to as the "Roost Area," improvements to the Williams-Brice football stadium, and the baseball stadium currently in design.

The implementation of the master plan will provide facilities to allow the University sports to compete at a the highest level, both in the Southeastern Conference and nationally. The redevelopment of the “Roost Area” will allow the consolidation of the athletic programs in one location.

The current estimate to complete the entire master plan is \$194 million which includes the funding previously approved for the baseball stadium. The project will not require an increase in tuition and fees.

*E&G Deferred Maintenance Reduction:*

*N/A – Auxiliary Space*

*Annual Operating Costs/Savings:*

*No additional costs are expected as a result of this phase of the project.*

*Recommendation*

The Committee on Finance and Facilities recommends approval of this project as proposed.

**Lease for Consideration**

February 1, 2007

**Medical University of South Carolina**

Rutledge Tower Parking Garage	-lease renewal	\$980,000
-------------------------------	----------------	-----------

**Description**

The University requests approval to renew its lease for the Rutledge Tower Parking Garage which contains 772 parking spaces. The MUSC Foundation owns the garage and leases this property in its entirety to the University Medical Associates (UMA). UMA subleases the facility in its entirety to the University.

The space is needed to provide parking for the University. The monthly rental rate will be \$40,833, resulting in an annual cost of \$490,000. The requested lease term is for two years with a total lease cost of \$980,000. The per-space, per-month cost is \$53.

**Recommendation**

The Committee on Finance and Facilities recommends approval of this lease provided the rates and terms are approved by the Budget and Control Board.

**Information Item**

<b>PERMANENT IMPROVEMENT PROJECTS</b>						
<b>APPROVED BY STAFF</b>						
<b>November 2006</b>						
Date Appr.	Project #	Institution	Project Name	Action Category	Budget Chg.	Revised Budget
11/2/2006	9732	MUSC	College of Dental Medicine Building <sup>1</sup>	increase budget, revise scope	\$ 10,700,000	\$ 51,000,000
11/2/2006	9960	Aiken TC	Building 100/200 Flooring Renovation	increase budget	\$ 120,000	\$ 510,000
11/8/2006	9901	Midlands TC	Beltline Campus Breezeway Renovation/Expansion	increase budget	\$ 100,000	\$ 1,423,000
11/14/2006	9541	USC Aiken	Student Residence Hall Construction/Land Acquisition	revise scope	\$ -	\$ 16,535,000
11/14/2006	9552	Winthrop	Kinard Annex Roof Replacement	increase budget	\$ 165,000	\$ 565,000
11/14/2006	9553	Winthrop	Alumni Drive Stormwater & Infrastructure Improvements	increase budget	\$ 110,000	\$ 430,000
11/14/2006	New	Winthrop	Tillman Hall Renovations <sup>2</sup>	establish project	\$ -	\$ 6,700,000
11/20/2006	9539	Coastal Carolina	Spadoni Park Renovations	close project	\$ -	\$ 150,000
11/20/2006	New	Central Carolina TC	Sumter (Downtown) Preliminary Land Acquisition (Allied Health Project)	establish project	\$ -	\$ 20,000
11/29/2006	6013	USC Columbia	Osborne Provost Suite Renovation	increase budget	\$ 7,000	\$ 157,000
11/29/2006	New	USC Columbia	707 Catawba/350 Wayne Street Acquisition <sup>3</sup>	establish project	\$ -	\$ 20,000
11/29/2006	9537	USC Aiken	Science Building Roof Repairs	increase budget	\$ 120,000	\$ 433,000
<sup>1</sup> \$7 million was appropriated by the 2006 General Assembly. The remaining \$3.7 million was approved as it is under 10% of the total budget.						
<sup>2</sup> The General Assembly appropriated \$6.7 million for the project during the 2006 session.						
<sup>3</sup> Part of approved Master Land Acquisition Plan (MLAP)						